120.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	714,900 /	714,900
USE VALUE:	714,900 /	714,900
ASSESSED:	714,900 /	714,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYES MICHAEL R/NICOLE G
Owner 2:	
Owner 3:	
Street 1:	84 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC MANUS MARGARET T -
Owner 2:	-
Street 1:	84 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7891.000	255,200		459,700	714,900
Total Card	0.181	255,200		459,700	714,900
Total Parcel	0.181	255,200		459,700	714,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.33 | /Parcel: 490.33

Legal Description

User Acct
77311
GIS Ref
GIS Ref
Insp Date
10/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 120.0-0001-0004.0

!9287!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,200	0	7,891.	459,700	714,900		Year end	12/23/2021
2021	101	FV	246,300	0	7,891.	459,700	706,000		Year End Roll	12/10/2020
2020	101	FV	246,300	0	7,891.	459,700	706,000	706,000	Year End Roll	12/18/2019
2019	101	FV	209,500	0	7,891.	459,700	669,200	669,200	Year End Roll	1/3/2019
2018	101	FV	209,500	0	7,891.	394,000	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	209,500	0	7,891.	367,800	577,300	577,300	Year End Roll	1/3/2017
2016	101	FV	209,500	0	7,891.	315,200	524,700	524,700	Year End	1/4/2016
2015	101	FV	208,500	0	7,891.	282,400	490,900	490,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:48:29

LAST REV

Date	Time
09/03/19	13:38:30
apro	

USER DEFINED

Prior Id # 1:	77311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9287

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC MANUS MARGAR	1243-173		10/18/2001		360,000	No	No		
	817-24		2/18/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Info At Door	189	PATRIOT
12/19/2001	MLS	MM	Mary M
5/4/2000	Inspected	276	PATRIOT
2/16/2000	Measured	268	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7891		Sq. Ft.	Site		0	70.	0.83	4									459,710						459,700	

Total AC/HA:	0.18115	Total SF/SM:	7891	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,710	Spl Credit		Total:	459,700

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313530
Depreciation:	58317
Depreciated Total:	255214

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

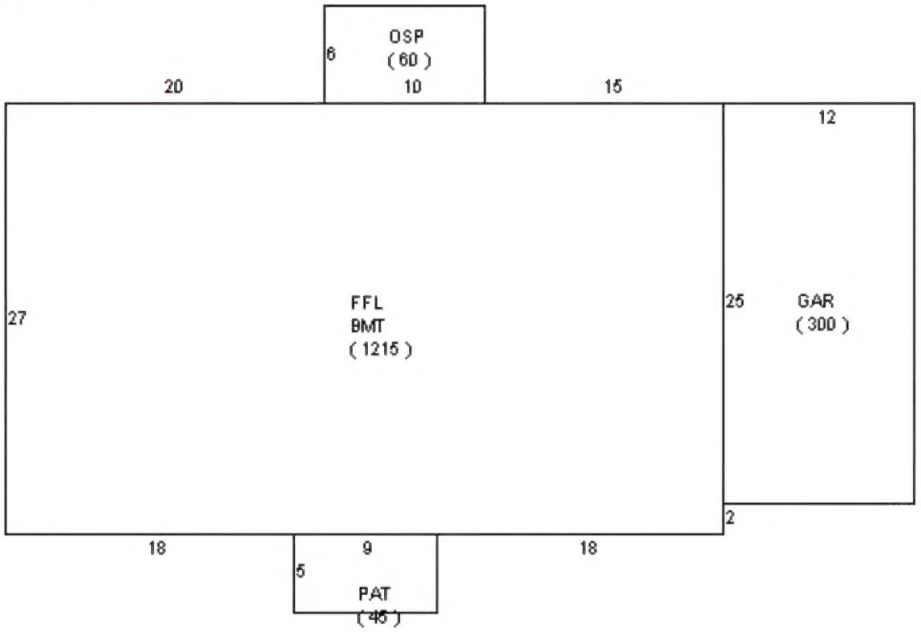
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	90.02
Final Total:	255200	Val/Su SzAd	210.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,215	45.760	55,599
FFL	First Floor	1,215	134.990	164,009
GAR	Garage	300	23.330	6,999
OSP	Screen Porch	60	48.400	2,904
PAT	Patio	45	6.000	270

Net Sketched Area:	2,835			Total:	229,781
Size Ad	1215	Gross Area	2835	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: